

### First Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



Illustration for identification purposes only; measurements are approximate, not to scale.  
EPC South Coast Surveys  
Plan produced using The Mobile Agent.



38 Montagu Park, Waterford Place, Highcliffe, BH23 5LG

£229,950

**Mitchells**  
1963 — TODAY

A beautifully presented first floor apartment with approx 600sqft of accommodation with the principal living space enjoying a delightful and bright southerly aspect over the communal gardens and grounds.

Situated on this exclusive development located midway between the main high street shopping centre and beach and set within beautifully tended communal grounds and gardens, the upkeep of which is paid for out of the maintenance. No forward chain.

- Beautifully presented one bedroom first floor flat
- Built-in wardrobes in the bedroom
- Smart refitted kitchen with integrated appliances
- A good size, bright and sunny sitting/dining room with Juliet balcony with pleasant outlook over the gardens
- Fully tiled bathroom
- Gas fired central heating & upvc double-glazed windows
- Single garage in a nearby block
- Well kept communal gardens and grounds
- Situated in this highly sought after location within walking distance of the cliff top, beach and high street
- Maintenance currently £634 per ½ year from January
- Sinking fund & Contingency Fund £208.00 per ½ year from January
- Council Tax 'B' £1691.84
- Energy Performance Rating 'C'

